LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 304 S. Summit Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Chris Rogers

Details of Proposed Request

Existing Conditions
The existing structure, c. 1925, is a one story bungalow with a front facing gable over a full front porch. The house is at the corner of West 4th Street and South Summit Avenue.

Proposal
The proposal is a rear shed dormer addition and the addition of paired, wood STDL windows in the existing right side gable to match the left side. Materials and details of the shed dormer will match the existing house. The dormer width is approximately 18’.

Policy & Design Guidelines - Additions
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:

   a. Size: the relationship of the project to its site
   b. Scale: the relationship of the building to those around it
   c. Massing: the relationship of the building’s various parts to each other
   d. Fenestration: the placement, style and materials of windows and doors
   e. Rhythm: the relationship of fenestration, recesses and projections
   f. Setback: in relation to setback of immediate surroundings
   g. Materials: proper historic materials or approved substitutes
   h. Context: the overall relationship of the project to its surroundings

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis
The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.
NOTE:
CEILING HEIGHTS WILL BE AFFECTED BY INSULATION TYPE USED. CEILING HEIGHT SHOWN HERE ASSUMES SPRAY FOAM.